

RIDGE_RISE_SITE_PLAN_(04-27)

MR. ARGENIO: Ridge Rise site plan represented by Entec, proposed 125 townhouse units. Is there somebody here to represent this?

MR. CORDISCO: I have something to say about this application as well. I saw the gentleman out in the hall, he might have an interest in this application and I in my former life just in the previous one represented Mr. Slutsky who I saw standing in the hall, I had no connection with this application, just want to be sure you know, I mean, did a lot of work.

MR. ARGENIO: Duly noted. Ridge Rise multi-family site plan off New York State Route 32. The application proposes development of the 30 plus acre parcel into 125 unit multi-family development--Henry Scheible, you want to talk about coverage, look at that--with a clubhouse building. Plans were previously reviewed at the 13 October, 2004 planning board meeting. Somebody here to represent this?

MR. BORDEN: I'm Neil Borden, Borden Equities, Mahwah, New Jersey, I happen to be one of the partners in this development project. We have 30 acres of land surrounded by Route 32 over here and we have the railroad and the forest area over here. We have Washington Green over here and we have some industrial and various other things over here. So what we did was we designed a plan with about 23 usable acres due to the wetlands that you can see in the dark green we have approximately we have 126 units which would be about a 5.73 acre yield on the usable acreage and we have created a road network coming off Route 32 going to higher elevations and giving you some sight visibility and we have a, you know, some parking and a clubhouse over here. You can see in the blue some of the water areas and we have a pool over here. So we separated ourselves from the industrial area over here and on

this side we have Washington Green which is of course a beautiful condominium project of course ours will be an updated version of that more modern and we have this ancillary road coming in here in case of an emergency and we have a secondary road coming in off Route 32 where I have some of this industrial overly here.

MR. ARGENIO: Okay.

MR. SCHLESINGER: Just so I get it right, the access point off 32 that's surrounded by the white areas is that U-Haul your road, is that U-Haul on one side right there?

MR. BORDER: Yes, that is correct.

MR. SCHLESINGER: Who owns that road?

MR. ZEPPONE: It's shown as part of this property.

MR. ARGENIO: Who owns the road?

MR. ZEPPONE: Based on the survey, the applicant owns that road.

MR. SCHEIBLE: And the other entrance that's Lander's property, does that come in off Lander's property?

MR. BABCOCK: No, that's on their own.

MR. BORDER: This one over here this should be on our own.

MR. BABCOCK: That's just below Carpet Mill Outlet there's a wood area between that and the next building.

MR. ARGENIO: We did a calculation for another application about a week ago, we used density or coverages, do you know what the calculation is for this about?

MR. BABCOCK: No. Mark may.

MR. EDSALL: One per 7,000.

MR. ARGENIO: What do we have here?

MR. ZEPPONE: We're 8,000 and change.

MR. EDSALL: It's just over the permissible.

MR. ARGENIO: I'm going to read this comment, some sidewalks are shown on the plan, further refinement to provide pedestrian connections between buildings, recycling structures should occur on subsequent plans, the applicant's consultant should revise. There is a couple of things here, what do you have for, can you point for me, point to the recycling enclosures or refuse enclosure?

MR. ZEPPONE: Al Zeppone from Entec, just to get on the record. We have seven of them on this particular plan coming around the first one is midpoint of the first cul-de-sac, there's one at the end of the second, there's another at the midpoint and the leg coming off that and there's another point in the center portion here on the interior route, there's another at the northwesterly side at the end of that extension and then there's one on the southwest side at the end of that extension to go with the clubhouse.

MR. ARGENIO: How do you propose if a pedestrian is going to go to the refuse center there are sidewalks for him to walk upon or is he walking on paved area?

MR. ZEPPONE: No, no, there's sidewalks, if I can run through starting at the westerly side, this is all sidewalks along this west side of this road and north side, along the south side and along this roadway there's sidewalks along the north east side, there's

sidewalks along the west and north side, this entire group in the center has sidewalks internal and I'm going to go west and north, you know those sidewalks continue to proposed Road C continue all the way up to the north side of proposed Road E on the other side of the proposed Road E around the parking mailboxes there's another sidewalk across the road, Road F there's another, that's all connected to the extension of proposed Road C on the northwest side for the very end of the proposed Road C.

MR. ARGENIO: So you have covered it and they are represented on the plan here?

MR. ZEPPONE: Yes, they are, the plan I have should be what you have is dated 7/13/06.

MR. ARGENIO: Yes. Emergency access details regarding property authorization should be pursued with the HOA of the adjoining access, emergency accesses as shown on the drive relative to Washington Green, have you pursued any contact with the HOA over there?

MR. BORDER: I have spoken to them.

MR. ARGENIO: Again, what are you getting?

MR. BORDER: Well, I had two conversations with the management company that handles it and they are willing to cooperate according to what I understand.

MR. ZEPPONE: Same is true of this westerly extension, it's the intent to put a gate beyond where the last current user of that roadway is and have this as emergency so that was the intent.

MR. ARGENIO: So you're proposing a gate to the south and to the east, is that correct?

MR. ZEPPONE: A gate at this potential extension and a

gate at the end of this development, again, crash gates something for emergencies with the primary access being the main.

MR. ARGENIO: Why does that have to be a crash gate on the Washington Green side?

MR. EDSALL: It's not a town road. If they reached a permanent full time access arrangement with them, I'm sure they can come back.

MR. ARGENIO: That sure would be nice, I think at least--

MR. BORDER: If they were willing to allow us, it would be great to share the access, that would be terrific.

MR. SCHLESINGER: What's the reason for the crash gate on the entrance road to 32?

MR. ZEPPONE: I think that's what we were just talking about.

MR. SCHLESINGER: No, they were talking about the other one which would be a great flow but the other crash gate.

MR. ZEPPONE: This is more of an industrial commercial use, there's some truck traffic.

MR. ARGENIO: You don't want trucks wandering over there.

MR. EDSALL: That would be a bad mix.

MR. ARGENIO: I think that, yeah, that Neil is right, that would be a nice flow, I don't know how those--

MR. BORDER: If they would cooperate, it would be great but who knows, that's why we created this over here

with the elevations going to the clubhouse having this and having that would be perfect but if we can't then this would be terrific also having this as a secondary means.

MR. ARGENIO: The planning board issued lead agency coordination letter for this project in October of '04, due to the time delay and the change in the plans, it should probably be recirculated. That's Mark's recommendation and I agree with that. Dominic, do we need to vote on that?

MR. CORDISCO: No.

MR. ARGENIO: Unless anybody's got a problem, let's get that recirculated. You're also going to be referred to Orange County Planning which is the law and I think you should be referred there but and I agree with Mark's comment number 4 that we should wait for more detailed plans before you go to DOT. You know what I would like you to look into too, sir, if you could and this is kind of aesthetic, I think that if you could look into the possibility of down near 32 if you could increase the length of that boulevard entrance, do you see the island there, the median that you have there, if you can increase the length of that a bit, I think that would be attractive, take it further. I'd like to see that, I mean, this is early with this, you guys have a lot of hurdles to go through. Joe, you're looking at me like you have something there.

MR. MINUTA: Yeah, I initially saw this and I'm thinking to myself are we really going to access this property through an industrial area and the secondary being secondary means of egress, I can understand that's for emergency only, I concur with idea to extend the island forward, I think that's fine. But I do want you to take into consideration a couple things, we do have an industrial area here, we have paint suppliers, other things that happen here, you're going to get

items that the residents may find offensive once they're living there and highly suggest that you look into that.

MR. ARGENIO: What do you suggest, some landscaping or fencing?

MR. MINUTA: No, I'm talking about odors and things like that coming from the paint sprayers.

MR. ARGENIO: What would you like them to do?

MR. MINUTA: I don't know.

MR. SCHLESINGER: They only paint, it's not automotive, what you're saying is generic that it's an industrial area that he might want to have some gray area?

MR. MINUTA: There's going to be noise and odors.

MR. ARGENIO: I don't understand what you're asking.

MR. MINUTA: Just want to make the applicant aware of what happens in this area so that they can understand and try to mitigate any further circumstances that may prohibit some of your sales.

MR. ZEPPONE: I can tell you the comments that we found as part of that under earlier scenarios these homes on this side and the road here we moved them so we put the roads between us and them and heavy landscaping.

MR. SCHLESINGER: What Joe's pointing out is that you have a produce person, trucks coming in in the middle of the night, I'm sure we don't have to tell you.

MR. ZEPPONE: No, it's good to hear.

MR. SCHLESINGER: One thing I will call to the attention that we're going to ask for and that is the

timing of your clubhouse along with the progress that you're making on the other units, we don't want to have the same thing happening.

MR. ARGENIO: Mark, is the size of the clubhouse appropriate for the amount of units they're proposing?

MR. EDSALL: Well, I think not to be sarcastic but that really because there's no guideline in the code, it falls back on the board, do you believe the square footage is appropriate.

MR. ARGENIO: What's the guidelines in the new code?

MR. EDSALL: I will compare it to that and have an answer for you.

MR. ARGENIO: That's what I'm getting at.

MR. ZEPPONE: I can tell you in response to the Benedict Pond where you asked us to increase that we did increase this from what we had my recollection it's about 4,000 square feet, that's my recollection.

MR. MINUTA: Roughly the same amount of units as the last one.

MR. ARGENIO: They'll check it out. Henry, you got any thoughts or Howard? I have one other thing I think it's important that I think the folks at Washington Green did a pretty fair job over there. Mr. Freid's been developing in the area for many years, I've known him since I've been part of this industry, I think you guys as well should produce some kind of an elevation for us, a color elevation so we can see what you're doing up there, buildings should have hats on them as my predecessor used to say, a soffit, you know, hanging over the side of the building and cause I think some of the condo units around town look like hell and we're not an architectural review board but I certainly would

October 25, 2006

51

like to see what you're going to do.

MR. BORDER: You're absolutely right.

MR. ARGENIO: Mark, anything else?

MR. EDSALL: No, again, we're just starting.

MR. ARGENIO: We're early so we'll have plenty of time to look at this. Thank you folks.

MR. BORDER: Thank you.